



A modern two bedroom, two bathroom, apartment on Hackney Road

Hackney Road, London, E2

£500,000 Leasehold (240 years remaining)



Two bedrooms • Two bathrooms • Reception room

Third floor • Wooden floors • Integrated gas appliances • No onward chain • Located near a range of public transport links

Local Information

The property is situated at the Shoreditch end of Hackney Road, around 5 minutes from Hoxton station and Shoreditch High Street where a vast selection of shops, bars and restaurants can be found. Columbia Road, Brick Lane, Spitalfields and the City are all within walking distance. In addition to Hoxton, a number of other stations including Shoreditch High Street, Old Street and Liverpool Street are also within easy reach.

About this property

Measuring in the region of 619sqft the apartment boasts a wonderfully light, open plan kitchen and reception room. The spacious master bedroom benefits from an en-suite shower room. Additionally there is a second double bedroom, a modern bathroom and built in storage in the hallway. The property also boast double glazed windows throughout.

Offered to the market in good condition throughout and no onward chain.

Tenure

Leasehold (240 years remaining)

Local Authority

Hackney Borough Council

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Shoreditch Office.

Telephone: +44 (0) 207 578 6200.





Hackney Road, London, E2
Gross Internal Area 619 sq ft, 57.5 m²

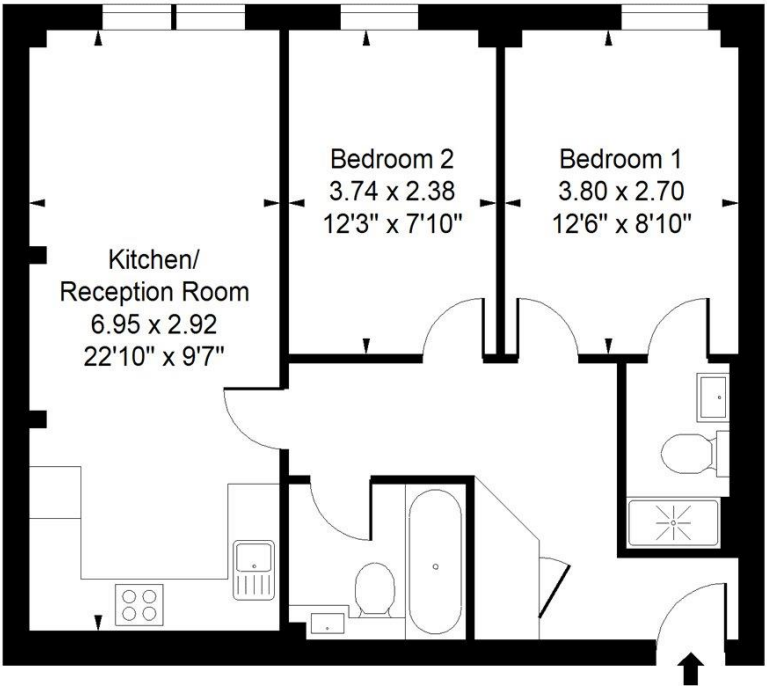
Gavin Kennedy
Shoreditch
+44 (0) 207 578 6200
gkennedy@savills.com


 |  savills | savills.co.uk

Hackney Road, E2
Approximate Gross Internal Area = 619 sq ft / 57.51 sqm



Third Floor
Measured in accordance with RICS guidelines.
This floor plan is for illustrative purposes only
and must not be relied upon as a statement of fact.
© ollyhewitt.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210412HHBE

